

EXHIBIT “A”

Minimum Standards

Energy Efficiency

In addition to the City’s Building Codes and other applicable regulations as they stand or may be amended, the following must be accomplished:

1. The minimum standard for energy efficiency of single-family residential structures shall be the Environmental Protection Agency’s ENERGY STAR® designation as it stands or may be amended with a score of 83 or below on the Home Energy Rating Systems (HERS) index.
2. Every home must be tested (i.e. no batch testing allowed) by a Residential Energy Services Network (RESNET) HERS inspector/rater who is accredited through a RESNET approved HERS provider. The HERS provider must register with the City on an annual basis.
3. A minimum of one programmable thermostat is required on every story.
4. A return air path shall be provided for any room that can be closed off by a door (except for baths, kitchens, closets, pantries, mechanical rooms, and laundry rooms). The pressure differential for that room, with doors closed and air handler operating, must not exceed ± 3 Pascal pressure differential with respect to the main body of the home or where the central return is located.
5. All joints in the air distribution system including ducts, plenums, and equipment shall be sealed with duct mastic.

Indoor Air Quality

In addition to the City’s Building Codes and other applicable regulations as they stand or may be amended, the following must be accomplished:

1. The minimum standard for indoor air quality of single-family residential structures shall be the ASHRAE™ Standard 62.2 as it stands or may be amended.
2. Each HVAC unit supplying air to a bedroom must receive all or a portion of outdoor air distribution as required by ASHRAE™ Standard 62.2. Total ventilation rate must be divided between each HVAC unit supplying air to a bedroom. Ducts supplying outdoor air must be equipped with manual dampers and a filter inside the return.
3. Outdoor air intakes must be screened and located under soffits or gables, at a minimum of 60 inches from all roofing materials that are located below the air intake (except metal roofs where roof penetration is allowed).
4. HVAC plenums on the supply & return side must be constructed of sheet metal (no duct board), or equivalent material approved by the Building Official, with external insulation (minimum R-6, if located in unconditioned space).
5. Heating and cooling equipment shall only be used during construction after manufacturer specified filter is installed. Used filters must be replaced with a new manufacturer recommended filter prior to the homeowner occupying the structure.

6. Central vacuums, where provided, shall be vented outdoors.
7. Carpets, cushions, and carpet adhesives shall carry the Carpet & Rug Institute (CRI) Green Label.
8. Vinyl wallpaper is not allowed on the inside of exterior walls or either side of wet walls such as bathrooms, kitchen, or laundry rooms.
9. Provide metal drip edge at all exposed roof decking.

Water Conservation

In addition to the City's Landscape Ordinance and other applicable regulations as they stand or may be amended, the following must be accomplished:

1. Bedding must be mulched to a depth of 2-4 inches using recycled content mulch which includes wood construction waste.
2. A portable drip irrigation bag or zoned bubbler system must be installed for each installed tree.

Waste Recycling

In addition the City's waste reduction and recycling regulations as they stand or may be amended, the following must be accomplished:

1. Construction waste (brick and wood) hauled from the building site by the builder shall be taken to a site or facility legally empowered to accept it for recycling as approved by the County and State in which the facility is located.